107.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,400 / 884,400
					USE VALUE:	884,400 / 884,400
					ASSESSED:	884,400 / 884,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANTINI CARLO
Owner 2:	MANTINI CHRISTINE H
Owner 3:	
Street 1:	30 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 2260 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11580.000	346,400	800	537,200	884,400
Total Card	0.266	346,400	800	537,200	884,400
Total Parcel	0.266	346,400	800	537,200	884,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.40 | /Parcel: 391.40

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 68562

GIS Ref:

GIS Ref:

Insp Date: 09/17/18

!8435!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,400	800	11,580.	537,200	884,400		Year end	12/23/2021
2021	101	FV	333,700	800	11,580.	537,200	871,700		Year End Roll	12/10/2020
2020	101	FV	333,700	800	11,580.	537,200	871,700	871,700	Year End Roll	12/18/2019
2019	101	FV	307,300	800	11,580.	537,200	845,300	845,300	Year End Roll	1/3/2019
2018	101	FV	307,300	800	11,580.	460,400	768,500	768,500	Year End Roll	12/20/2017
2017	101	FV	307,300	800	11,580.	429,700	737,800	737,800	Year End Roll	1/3/2017
2016	101	FV	307,300	800	11,580.	368,400	676,500	676,500	Year End	1/4/2016
2015	101	FV	257,000	800	11,580.	330,000	587,800	587,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:19:44

LAST REV

Date	Time
10/03/18	13:43:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELLEGRINI NANC	1216-123		1/12/2000		395,000	No	No		
	1074-140		10/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	68562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
4/27/2009	Meas/Inspect	189	PATRIOT
3/28/2000	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11580		Sq. Ft.	Site		0	70.	0.66	4									537,177						537,200	

Total AC/HA:	0.26584	Total SF/SM:	11580	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	537,177	Spl Credit		Total:	537,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.26117575
Const Adj.:	1.00289965
Adj $ / SQ:	126.483
Other Features:	113293
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425575
Depreciation:	79157
Depreciated Total:	346418

COMMENTS

648-3747.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

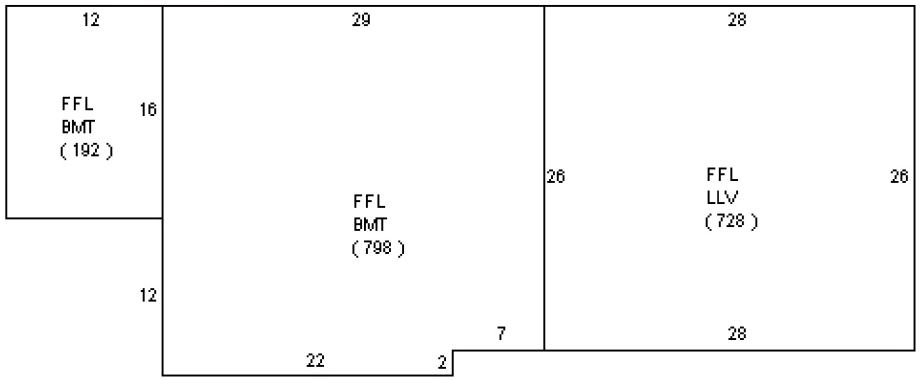
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.48
Special Features:	0	Val/Su Net:	100.81
Final Total:	346400	Val/Su SzAd	201.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,718	126.480	217,298
BMT	Basement	990	47.810	47,333
LLV	Lower Level	728	65.460	47,651

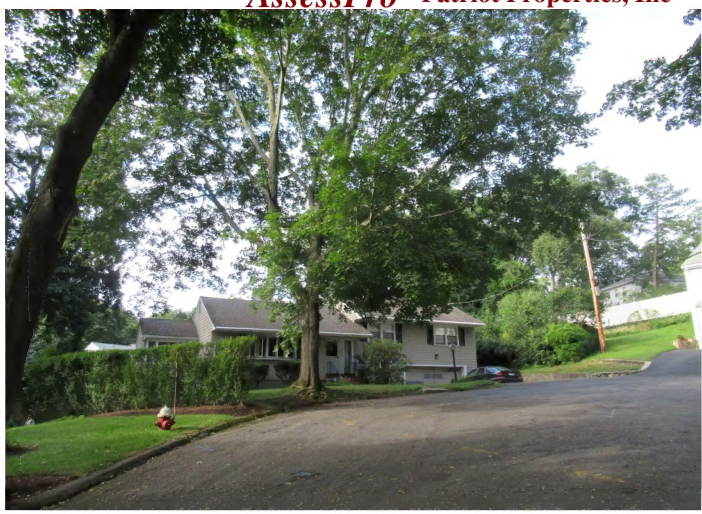
Net Sketched Area:	3,436	Total:	312,282
Size Ad	1718	Gross Area	3436	FinArea	2260
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
LLV	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X21	G	FR	1960	3.93	T	51	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800